



Weston Road
Portland, DT5 2DE



**Offers In Excess Of
£170,000 Freehold**



Weston Road

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- Park Home on Popular Site
- Two Double Bedrooms ~ One with Ensuite
- Open-Style, Dual Aspect Living Area
- Modern Presentation
- Light & Airy Throughout
- Close to Local Convenience Store & Amenities
- Nearby Coastal Walks
- Held on an Annual Licence Agreement
- **Over 55s Only**
- Viewings Highly Recommended





****OFFERED FOR SALE ON AN ANNUAL LICENCE AGREEMENT****

This TWO DOUBLE-BEDROOM PARK HOME, situated on a POPULAR SITE, is presented for sale. The property boasts: an OPEN-STYLE, DUAL-ASPECT LIVING AREA; a MODERN-STYLE KITCHEN and a WELL-PRESENTED BATHROOM as well as an ENSUITE SHOWER ROOM too. The property is WELL-PROPORTIONED with LIGHT and AIRY, WELL-PRESENTED ACCOMMODATION THROUGHOUT. Viewings come highly advised to fully appreciate the property.



Stepping over the threshold, you find

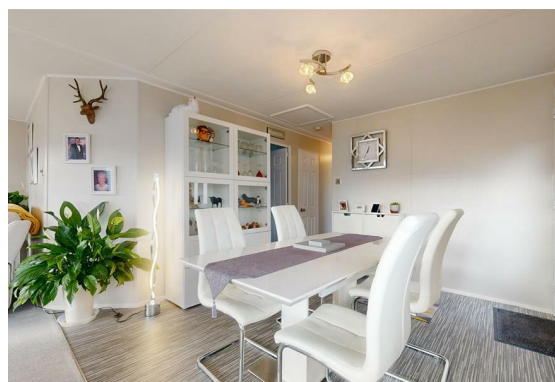
yourself in the open style living area. The space presents a dual-aspect with two front-aspect windows as well as a side-aspect window creating a light and airy space. The room is well-presented to a modern style, and it currently hosts: a four-seater dining table; two sofas; a television unit and various storage cabinets with plenty of floor space also.

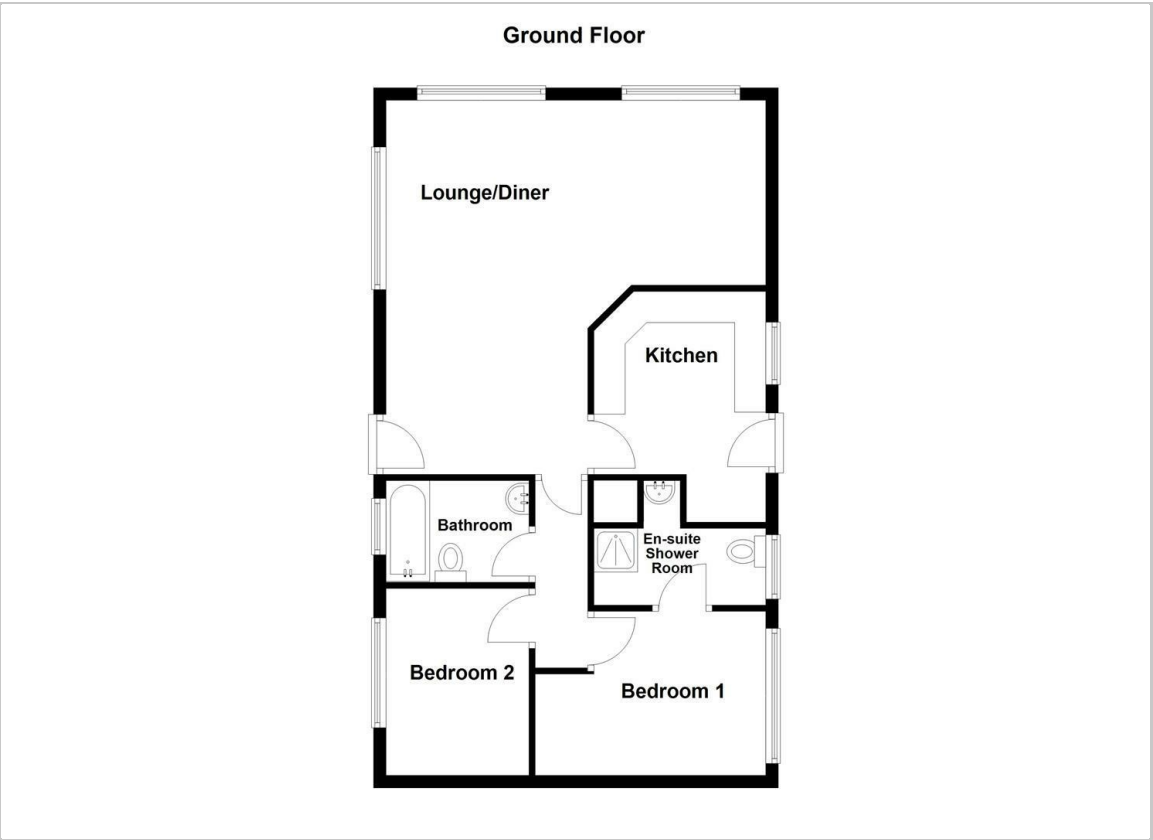
The property boasts a modern-style kitchen. The kitchen comprises white kitchen units with black granite-effect worktops over as well as an integrated oven and space for some freestanding appliances. The room is nicely presented and hosts a side door and side-aspect window spilling rays of sunshine into the space.

The park home has two double bedrooms to the rear of the property. Bedroom two is well-proportioned and currently hosts a freestanding wardrobe, chair and dressing unit. The main bedroom is a double with fitted wardrobes and units, as well as a side-aspect window and ensuite shower room. The shower room comprises an enclosed shower unit, wash-hand basin and WC.

The bathroom is neatly-presented. The room comprises a panelled bath, wash-hand basin, WC and heated towel rail.

The property is offered for sale on an annual licence agreement. Viewings come highly advised to fully appreciate the beauty of the property.





Lounge Diner

20'0" max x 19'8" max (6.1m max x 6m max)

Kitchen

12'7" max x 9'0" max (3.85m max x 2.75m max)

Bedroom One

11'9" max x 9'10" max (3.6m max x 3m max)

Bedroom Two

9'10" x 7'6" (3m x 2.3m)

Bathroom

7'6" x 5'4" (2.3m x 1.65m)

Ensuite Shower Room

5'8" x 3'3" (1.75m x 1m)

Additional information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Park Home

Property construction: Park Home

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: LPG Central Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of

representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	